

# ARIZONA DEPARTMENT OF WATER RESOURCES

## Hydrology Division

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May 23, 2003



JANET NAPOLITANO  
Governor

HERB GUENTHER  
Director

Mr. Roy Tanney  
Department of Real Estate  
2910 North 44th Street  
Phoenix, Arizona 85018

**RE: Golden Lockett, Coconino County  
Water Adequacy Report #22-400951**

Dear Mr. Tanney:

Pursuant to A.R.S. §45-108, the Department of Water Resources has researched information pertaining to the water supply for "**Golden Lockett**" located in section 3, T21N, R7E, G&S R B&M, in Coconino County, Arizona

Water for domestic use is to be provided to each of the **14** lots in the subdivision by the developer.

Adequacy of the water supply was reviewed by the Department with regard to quality, quantity and dependability. The subdivision is located within the City of Flagstaff. The depth-to-water in the principal aquifer in the area, the Coconino Formation, is expected to be at least 3,000 feet below land surface. Pockets of groundwater may be perched in fissures and fractures in the basaltic rocks immediately underlying the property; however, the occurrence and availability of groundwater is extremely variable and unpredictable. Information regarding groundwater conditions and projected lifetime of the water supply was not provided to the Department. Lack of such information does not allow comparison of the water supply to the Department's adequacy criteria. Therefore, the Department of Water Resources finds the water supply to be **inadequate** to meet the projected demands of the subdivision.

A.R.S. §32-2181.F. requires a summary of the Department's report for dry lot subdivisions or those with an inadequate water supply be included in all promotional material and contracts for sales of lots in the subdivision. We suggest the following synopsis:

**"Golden Lockett** is a residential subdivision being sold with the domestic water supply to be provided by the developer. The depth-to-water in the principal aquifer in the area, the Coconino Formation, is expected to be at least 3,000 feet below land surface. Pockets of groundwater may be perched in fissures and fractures in the basaltic rocks immediately underlying the property; however, the occurrence and availability of groundwater is extremely variable and unpredictable. The long-

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term dependability of the water supply to meet the subdivision's needs has not been demonstrated. Therefore, the Department of Water Resources finds the water supply to be **inadequate** to meet the projected demands of the subdivision"

The developer, pursuant to A.R.S. §32-2181 F, may suggest a different summary of this report, but it must contain the above elements and/or the Department's findings. Any change to the above subdivision or water supply plans may invalidate this decision.

This letter constitutes the Department of Water Resources' report on the subdivision water supply and is being forwarded to your office as required by A.R.S. §45-108. This law requires the developer to hold the recordation of the above subdivision's plats until receipt of the Department's report on the subdivision's water supply. By copy of the report, the Coconino County Recorder is being officially notified of the developer's compliance with the law.

This is an appealable agency action. The applicant is entitled to appeal this action. Right of appeal are described in the enclosed, *Notice of Right of Appeal*.

If you have any questions regarding this report, please call Brett Shaner at 602-417-2448.

Sincerely,



Frank Putman  
Acting Chief Hydrologist

FP/BDS/rd  
202370

cc: Mr. Kevin Randle, Owner  
Flagstaff Well & Supply, Consultant  
Ms. Candace Owens, Coconino County Recorder  
Mr. William L. Towler, Coconino County Planning/Zoning  
Mr. Doug Dunham, ADWR